

14836 Pace Rd
Clinton, LA 70722



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MLS# 2026014850



\$170,000

Rare opportunity to own **10.43 acres** across two adjacent tracts in Clinton, in Flood zone X**, offering a great combination of usable open space, privacy, and mature timber. Located just off **Pace Road**, the property features approximately **1.5 acres** already cleared**, providing a head start for a future homesite, recreational setup, or private retreat. A **dirt driveway base** is already in place**, creating convenient access into the property and reducing some of the initial site-preparation work. The cleared area is surrounded by heavily wooded acreage, offering a peaceful setting with plenty of privacy while still leaving flexibility for additional clearing, trails, a shop, pasture, or other improvements. With approximately **10.43 total acres**, the two adjoining tracts provide options for a single private estate, family compound, investment property, or the ability to maintain separate parcels. The property is located in **Flood Zone X**, where flood insurance is typically not required by lenders. If you've been looking for acreage in the Clinton area with a homesite already started, room to spread out, and a beautiful wooded backdrop, this property offers a strong combination of convenience, privacy, and future potential.



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